

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-018</u>	<u>INTERNATIONAL BIBLE BAPTIST CHURCH, INC.</u>
<u>04-221</u>	<u>WEST LAKE ENTERPRISES, INC.</u>

APPLICANT: INTERNATIONAL BIBLE BAPTIST CHURCH, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-309-73 and last modified by 4-ZAB-106-92, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in compliance with that submitted for the hearing entitled 'Spanish Bible Baptist Church,' as prepared by the applicant and dated received 2/6/91."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'International Bible Baptist Church,' as prepared by Jerry Clawson, Architect, dated stamped received 8/25/04 and consisting of 12 sheets."

The purpose of the request is to allow the applicant to submit a revised site plan for a previously approved religious facility, private school & kindergarten and day care center, showing a new two-story sanctuary on this site.

- (2) Applicant is requesting to waive the zoning regulations requiring all accessory uses to be located behind the principal building; to waive same to permit a baptismal fountain in front of the religious facility.
- (3) Applicant is requesting to permit parking spaces on natural terrain (hard surface paving required).
- (4) Applicant is requesting to permit the existing religious facility setback 46.5' (50' required) from property under different ownership to the east and within 75' of residences to the north, east and south of the subject property.
- (5) Applicant is requesting to permit parking within 25' of an official right-of-way (not permitted).
- (6) Applicant is requesting to permit 111 trees (120 required).
- (7) Applicant is requesting to waive the required wall or hedge where parking is within 25' of residentially zoned property along the north, east and south property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests # 2 - #7 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "C", Block 9, CAROL CITY, LAKE STEVENS ESTATES, Plat book 65, Page 144.

LOCATION: 17701 N.W. 57 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.41 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-221

13-53-39
Council Area 5
Comm. Dist. 12

APPLICANT: WEST LAKE ENTERPRISES, INC.

UNUSUAL USE to permit an aggregate plant.

Plans are on file and may be examined in the Zoning Department entitled "Abraham & Son Warehouse," as prepared by Arkidesign, Inc., consisting of 3 sheets and dated May 14, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 53 South, Range 39 East, being more particularly described as follows:

Begin at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 13; thence run S89°40'29"W along the south line of said Section 13 for a distance of 432.38' to a point; thence run N0°19'31"W, at right angles to the last described course, for a distance of 511.15' to a point; thence run N89°40'29"E, parallel with the south line of said Section 13 for a distance of 419.57' to a Point of intersection with the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 13; thence run S1°45'40"E, along the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 13 for a distance of 511.31' to the Point of beginning.

LOCATION: Lying on the Northwest corner of N.W. 119 Avenue and N.W. 58 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

PRESENT ZONING: GU (Interim)